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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE IN KANDI VILLAGE, SANGAREDDY MANDAL, MEDAK DISTRICT.

[Memo No. 13127 / I₁ /2016-3, Municipal Administration and Urban Development (II),

28th April, 2017.]

The following draft variation to the land use envisaged in the Notified Metropolitan Development Master Plan for Medchal Mandal, which was approved by the Government vide G.O.Ms.No.33, MA, Dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. Nos. 456 to 459 and 472 to 474 of Kandi Mandal, Sangareddy Mandal, Medak District to an extent of Ac. 56-22 Guntas [i.e., net area after leaving Buffer Belt area and FTL area] which is presently earmarked for Peri-urban use zone in the notified extended area 2031 Master Plan G.O.Ms.No.33, MA, dt :24-01-2013 is now designated as Residential use zone **subject to the following conditions:**

- (1) The applicant shall pay Development charges to HMDA as per rules in force, before issue of final orders.
- (2) The applicant shall pay balance processing fee to HMDA before issue of final orders.

- (3) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (4) The applicants/owners shall surrender the 13 guntas of land in FTL to Government on free of cost.
- (5) The applicant shall comply the conditions mentioned in the Lr.No.EE/IB/Div/HD/SRD/35, Dt. 02-04-2016.
- (6) The applicant shall comply the conditions mentioned in the Lr.No.Rev.D1/79/2016, Dt. 16-09-2016.
- (7) The applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
- (8) The title and ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
- (9) The change of land use shall not be used as sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (10) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (11) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (12) The change of land use shall not be used as the proof of any title of the land.
- (13) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (14) The owner / applicant before undertaking development activity in the site under reference existing buildings should be demolished.
- (15) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

SCHEDULE OF BOUNDARIES

- NORTH :** Existing 200" (60 mts) Bombay National Highway No. 65.
- SOUTH :** Village boundary of Cheryal and proposed 45 mtrs road.
- EAST :** Survey No.472, 473, 460, 456/P of Kandi Village.
- WEST :** Krishna Sagar Tank (Sy.no.475) of Kandi Village.

NAVIN MITTAL,
Secretary to Government.

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